

ADMINISTRATIVE COMMITTEE

Monday, April 18, 2016

5:00 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Administrative Committee will hold its regular meeting in the Conference Room at City Hall, 790 South 100 East, Bountiful, Utah, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the Americans with Disabilities Act may request an accommodation by contacting the Bountiful City Planning Office at 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

AGENDA

1. Welcome and Introductions.
2. Consider approval of minutes for April 11, 2016.
3. Consider approval of a Lot Line Adjustment at 2922 Wood Hollow Way and 2956 Cave Hollow Way, Barbara Maudsley and Jay & Eleanor Jensen, applicants.
4. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for Home Occupation Contractor Business at 2179 Claremont Drive, Mas Nakaya, applicant.
5. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for a Title Loan Business for Affordable Title Loans at 21 West 500 South, Stevan Vasic, applicant.
6. **PUBLIC HEARING:** Consider approval of a Conditional Use Permit to allow for Solar Panels at 453 North 1250 East, Craig Noakes, applicant.
7. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 1214 East 1725 South, Ralph Pond, applicant.
8. Miscellaneous business and scheduling.



Chad Wilkinson, City Planner

Pending minutes have not yet been approved by the Administrative Committee and are subject to change until final approval has been made.

**Bountiful City
Administrative Committee Minutes
April 11, 2016**

Present: Chairman – Chad Wilkinson; Committee Member – Lloyd Cheney; Assistant Planner – Andy Hulka; Recording Secretary – Julie Holmgren

Excused: Committee Member – John Marc Knight

1. Welcome and Introductions.

Chairman Wilkinson opened the meeting at 5:01 p.m. and introduced all present.

2. Consider approval of minutes for March 28, 2016.

Mr. Cheney made a motion to approve the minutes for March 28, 2016. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson
A Mr. Cheney

Motion passed 2-0.

3. PUBLIC HEARING: Consider approval of a Conditional Use Permit to allow for Solar Panels at 1214 East 1725 South, Ralph Pond, applicant.

Kyle Paget (Shupe Electric), representing the applicant, was present.

Andy Hulka presented a summary of the staff report (the full staff report follows).

The property where the solar panels are to be installed is located in the R-3 Single Family Zone. Solar power panels are classified in the city ordinance as “private power plants” and require a conditional use permit if they are over 10 watts. The applicant has indicated that the photovoltaic system to be installed will produce 9.765 kilowatts (9,765 watts), requiring a conditional use permit.

The application submitted indicates the proposed installation of 1 photovoltaic array with 31 panels. The arrays will occupy approximately 547 square feet, which is smaller than the 50% maximum roof coverage. The south-facing array will include 3 rows of panels, with 12 panels on the first row, 10 panels on the second row, and 9 panels on the third row. The panels will be connected to the roof using lag bolts. The roof is of truss construction, has a slope of 5:12, and has asphalt shingles that are in fair condition. A review of information provided in the application indicates that all engineering requirements for the construction of solar panels in Bountiful City will be met. A reflection analysis of the roof pitch indicates that photovoltaic panels should not produce a reflection nuisance to surrounding properties.

Pending minutes have not yet been approved by the Administrative Committee and are subject to change until final approval has been made.

Based on the findings, staff has determined that the applicant would comply with all requirements for the conditional use permit. Staff recommends approval of the conditional use permit with the following conditions:

1. The applicant shall obtain a building permit.
2. The panels must be installed only as proposed in the application.
3. This conditional use permit is solely for this site and is non-transferable.

PUBLIC HEARING: Chairman Wilkinson opened and closed the Public Hearing at 5:04 p.m. with no comments from the public.

Mr. Cheney made a motion for approval of a Conditional Use Permit to allow for Solar Panels at 1214 East 1725 South, Ralph Pond, applicant. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson
A Mr. Cheney

Motion passed 2-0.

Mr. Cheney inquired regarding Iridium Structural Engineering's letter regarding this project. Specifically, he asked if Iridium personally inspected the property or conducted the inspection by looking at photos. Mr. Paget responded that the company looked at photos, but if this were an older home or a home without a truss frame structure, Iridium would have done an on-site inspection.

4. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 1286 East North Ridge Drive, Rodney and Marcia Ford, applicants.

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 1286 East North Ridge Drive, Rodney and Marcia Ford, applicants. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson
A Mr. Cheney

Motion passed 2-0.

5. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 523 East 1400 North, Bruce Chapman, applicant.

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 523 East 1400 North, Bruce Chapman, applicant. Mr. Wilkinson seconded the motion.

Pending minutes have not yet been approved by the Administrative Committee and are subject to change until final approval has been made.

A Mr. Wilkinson
A Mr. Cheney

Motion passed 2-0.

6. **Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 916 East 500 South, Brad and Julie Pace, applicants.**

Mr. Cheney made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 916 East 500 South, Brad and Julie Pace, applicants. Mr. Wilkinson seconded the motion.

A Mr. Wilkinson
A Mr. Cheney

Motion passed 2-0.

7. **Miscellaneous business and scheduling.**

Mr. Wilkinson ascertained there were no further items of business. The meeting was adjourned at 5:08 p.m.

Chad Wilkinson, City Planner



MAYOR
RANDY LEWIS

CITY COUNCIL
RICHARD HIGGINSON
BETH HOLBROOK
JOHN M. (MARC) KNIGHT
KENDALYN HARRIS
JOHN PITT

CITY MANAGER
GARY R. HILL

Memo

Date: April 13, 2016
To: Administrative Committee
From: Andy Hulka, Assistant Planner
Re: Staff Report for the Administrative Committee Meeting on Monday, April 18, 2016

Overview

3. Consider approval of a Lot Line Adjustment at 2945 South Cave Hollow Way and 2922 South Wood Hollow Way, Barbara Maudsley and Jay & Eleanor Jensen, applicants.

Item #3

Background

The applicants are applying for a Lot Line Adjustment between their properties at 2945 S Cave Hollow Way (Lots 116 and 117) and 2922 S Wood Hollow Way (Lot 122) in Bountiful, Utah. Both properties are located in the R-F Single-Family Foothill Zone. The purpose of the property line adjustment is to convey 601 square feet (0.014 acres) (Parcel A) from Lot 122 west to Lots 116 and 117, bringing Lots 116 and 117 to a total of 37,220 square feet (0.854 acres) and bringing Lot 122 to 19,647 square feet (0.451 acres).

Findings

No new lots are being created in this transfer so this does not need to be an amended subdivision plat.

The property at Lot 122 will meet the minimum lot size requirements of the original subdivision. The most restrictive minimum lot size requirement at the time of the subdivision was 8,000 square feet. Other lots in this subdivision are much smaller than Lot 122, with the smallest lot at 12,632 square feet (0.29 acres).

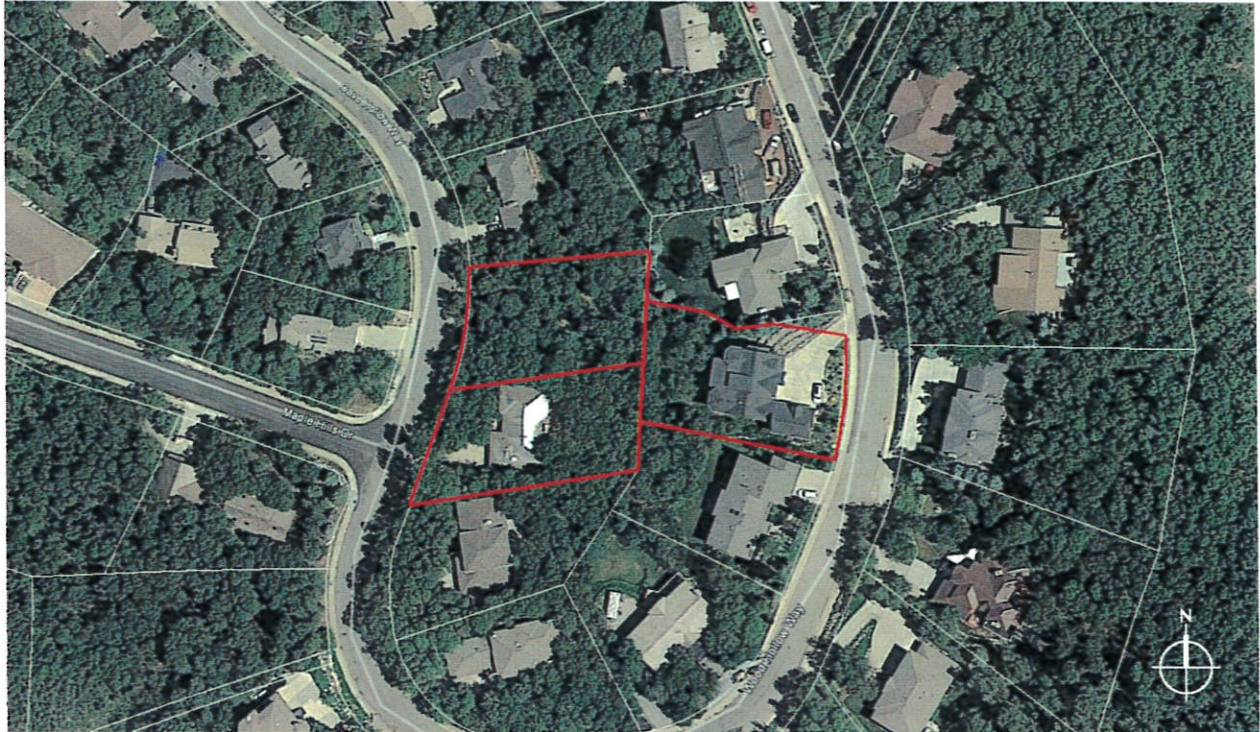
No public easements will be affected on either property.

Staff Recommendation

Based on findings, Staff recommends approval for a lot line adjustment, with the following condition:

1. The approved lot line adjustment is recorded with Davis County.

2945 S Cave Hollow Way & 2922 S Wood Hollow Way





Submittal Date:

4-11-14

LOT LINE ADJUSTMENT APPLICATION

Property #1

Address

2922 Wood Hollow Way Bountiful UT 84010

Owner(s)

BARBARA MAUDSLEY

Phone

801-577-6070

Email

bmaudsley@comcast.net

Property #2

Address

2945 South Cave Hollow Way

Owner(s)

Jay Jensen & Eleanor Jensen

Phone

801-535-4048

Email

Jay.Jensen@WFAAdvisors.com

1. Items that shall be included with any Lot Line Adjustment Application:

- ☐ A Bountiful City Lot Line Adjustment Application completed in detail and notarized. The application must be signed and notarized by each property owner(s) or authorized agent(s).
- ☐ Payment of Filing Fee: \$50 Administrative Committee /\$200 Planning Commission
- ☐ A survey by a licensed Utah Surveyor - one (1) PDF file* of the proposed site plan; one (1) Word file* with description of parcel to be conveyed; and one (1) 24 x 36 of the proposed site plan drawn at 1:10 scale or as required by the City Planner or City Engineer. A site plan shall include:
 - 1. A north arrow, the scale of the drawing, and the date of the drawing.
 - 2. Street names and addresses.
 - 3. All existing easements, rights-of-way, and any other restrictions on the use of the property.
 - 4. Existing buildings and other significant features within 50' of the boundaries to be adjusted.
 - 5. Legal description of existing property boundaries and the area to be adjusted.
 - 6. When required by the City Planner or City Engineer, a survey including contours of the land at intervals of two feet (2') or better.

*Please email these documents to Planning Department Administrative Assistant.

2. **Processing Procedure:**

- a. The application will first be submitted to the Bountiful Planning Staff for review.
- b. If the application is complete, it will be placed on the first available agenda for consideration by the Administrative Committee.

3. **Property #1: Owner(s) Authorization and Affidavit**

The undersigned, being duly sworn, depose that I am (we are) the owners(s) or authorized agent(s) of the owner(s) of the property involved in this application and that the statements contained herein or by attachment are, to the best of my (our) knowledge, true and correct.

BARBARA MAWASKEY
Print Name

Barbara Mawdale
Signature

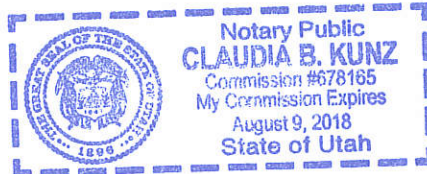
State of Utah)
County of Davis) ss

The foregoing instrument was acknowledged before me this 6th day of April, 2016.

Claudia B. Kunz
Notary Public

My commission expires:

8-9-2018



Print Name

Signature

State of Utah)
County of Davis) ss

The foregoing instrument was acknowledged before me this ____ day of _____, 20____.

Notary Public

My commission expires:

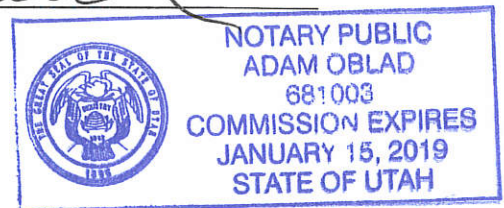
4. **Property #2: Owner(s) Authorization and Affidavit**

The undersigned, being duly sworn, depose that I am (we are) the owners(s) or authorized agent(s) of the owner(s) of the property involved in this application and that the statements contained herein or by attachment are, to the best of my (our) knowledge, true and correct.

Jay Jensen
Print Name

[Signature]
Signature

State of Utah)
County of Davis) ss



The foregoing instrument was acknowledged before me this 6 day of April, 2016.

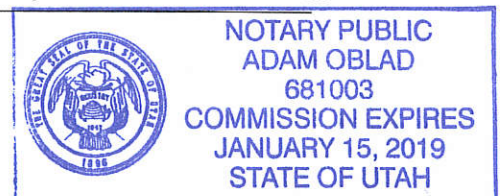
[Signature]
Notary Public

My commission expires: Jan. 15, 2019

Eleanor Jensen
Print Name

Eleanor Jensen
Signature

State of Utah)
County of Davis) ss



The foregoing instrument was acknowledged before me this 6 day of April, 2016.

[Signature]
Notary Public

My commission expires: Jan. 15, 2019

EXISTING DESCRIPTIONS

LOT 116 & LOT 117 DESCRIPTION

ALL OF LOT 117, MAPLE HILLS SUBDIVISION NO. 2, PLAT D.

ALSO, ALL OF LOT 116, MAPLE HILLS SUBDIVISION NO. 2, PLAT D.

LOT 122 DESCRIPTION (FROM DEED, ENTRY 2290861, BOOK 4330, PAGE 518)

ALL OF LOT 122, MAPLE HILLS SUBDIVISION, NO. 2, PLAT D, BOUNTIFUL CITY, DAVIS COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

LESS A PART THEREOF BEGINNING AT A POINT NORTH 79°20'17" WEST 62.46 FEET FROM THE NORTHEAST CORNER OF SAID LOT 122 AND RUNNING SOUTH 82°01'50" WEST 33.60 FEET; THENCE NORTH 58°08'14" WEST 29.68 FEET TO THE NORTHERLY LINE OF SAID LOT 122; THENCE SOUTH 79°20'17" EAST 59.51 FEET TO THE POINT OF BEGINNING.

ALSO, BEGINNING AT THE SOUTHEAST CORNER OF LOT 123, MAPLE HILLS SUBDIVISION, NO. 2, PLAT D AND RUNNING THENCE NORTH 79°20'17" WEST 62.46 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 123; THENCE NORTH 82°01'50" EAST 60.48 FEET TO THE POINT ON A 348.00-FOOT RADIUS CURVE TO THE RIGHT, (RADIUS POINT BEARS SOUTH 84°03'58" WEST) AND RUNNING THENCE ALONG SAID CURVE 20 FEET TO THE POINT OF BEGINNING.

BOTH PARCELS ARE LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH.

NEW DESCRIPTIONS

PARCEL "A" DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 122, MAPLE HILLS SUBDIVISION, NO. 2, PLAT D, AND RUNNING THENCE NORTH 03°28'12" EAST 86.90 FEET ALONG THE WESTERLY LOT LINE TO A FENCE LINE; THENCE ALONG SAID FENCE LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 15°24'49" EAST 5.46 FEET, (2) SOUTH 08°57'56" EAST 19.21 FEET, (3) SOUTH 00°28'54" WEST 40.44 FEET, (4) SOUTH 08°10'54" EAST 24.73 FEET TO THE SOUTH LINE OF LOT 122; THENCE NORTH 79°20'17" WEST 13.11 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. WHOLE PARCEL CONTAINS 601 SQ.FT. or 0.014 ACRES.

NEW LOT 16 & LOT 17 DESCRIPTION

ALL OF LOT 117, MAPLE HILLS SUBDIVISION NO. 2, PLAT D.

ALSO, ALL OF LOT 116, MAPLE HILLS SUBDIVISION NO. 2, PLAT D.

ALSO, A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 122, MAPLE HILLS SUBDIVISION, NO. 2, PLAT D, AND RUNNING THENCE NORTH 03°28'12" EAST 86.90 FEET ALONG THE WESTERLY LOT LINE TO A FENCE LINE; THENCE ALONG SAID FENCE LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 15°24'49" EAST 5.46 FEET, (2) SOUTH 08°57'56" EAST 19.21 FEET, (3) SOUTH 00°28'54" WEST 40.44 FEET, (4) SOUTH 08°10'54" EAST 24.73 FEET TO THE SOUTH LINE OF LOT 122; THENCE NORTH 79°20'17" WEST 13.11 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. WHOLE PARCEL CONTAINS 37,220 SQ.FT. or 0.854 ACRES.

NEW LOT 122 DESCRIPTION

ALL OF LOT 122, MAPLE HILLS SUBDIVISION, NO. 2, PLAT D, BOUNTIFUL CITY, DAVIS COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF.

ALSO, BEGINNING AT THE SOUTHEAST CORNER OF LOT 123, MAPLE HILLS SUBDIVISION, NO. 2, PLAT D AND RUNNING THENCE NORTH 79°20'17" WEST 62.46 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 123; THENCE NORTH 82°01'50" EAST 60.48 FEET TO THE POINT ON A 348.00-FOOT RADIUS CURVE TO THE RIGHT, (RADIUS POINT BEARS SOUTH 84°03'58" WEST) AND RUNNING THENCE ALONG SAID CURVE 20 FEET TO THE POINT OF BEGINNING.

LESS A PART THEREOF: BEGINNING AT A POINT NORTH 79°20'17" WEST 62.46 FEET FROM THE NORTHEAST CORNER OF SAID LOT 122 AND RUNNING SOUTH 82°01'50" WEST 33.60 FEET; THENCE NORTH 58°08'14" WEST 29.68 FEET TO THE NORTHERLY LINE OF SAID LOT 122; THENCE SOUTH 79°20'17" EAST 59.51 FEET TO THE POINT OF BEGINNING.

ALSO LESS A PART THEREOF: A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 122, MAPLE HILLS SUBDIVISION, NO. 2, PLAT D, AND RUNNING THENCE NORTH 03°28'12" EAST 86.90 FEET ALONG THE WESTERLY LOT LINE TO A FENCE LINE; THENCE ALONG SAID FENCE LINE THE FOLLOWING FOUR (4) COURSES: (1) SOUTH 15°24'49" EAST 5.46 FEET, (2) SOUTH 08°57'56" EAST 19.21 FEET, (3) SOUTH 00°28'54" WEST 40.44 FEET, (4) SOUTH 08°10'54" EAST 24.73 FEET TO THE SOUTH LINE OF LOT 122; THENCE NORTH 79°20'17" WEST 13.11 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. WHOLE PARCEL CONTAINS 19,647 SQ.FT. or 0.451 ACRES.

CERTIFICATE

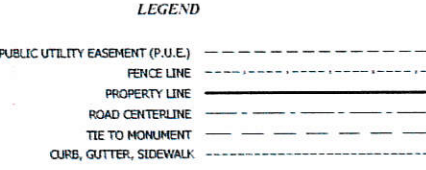
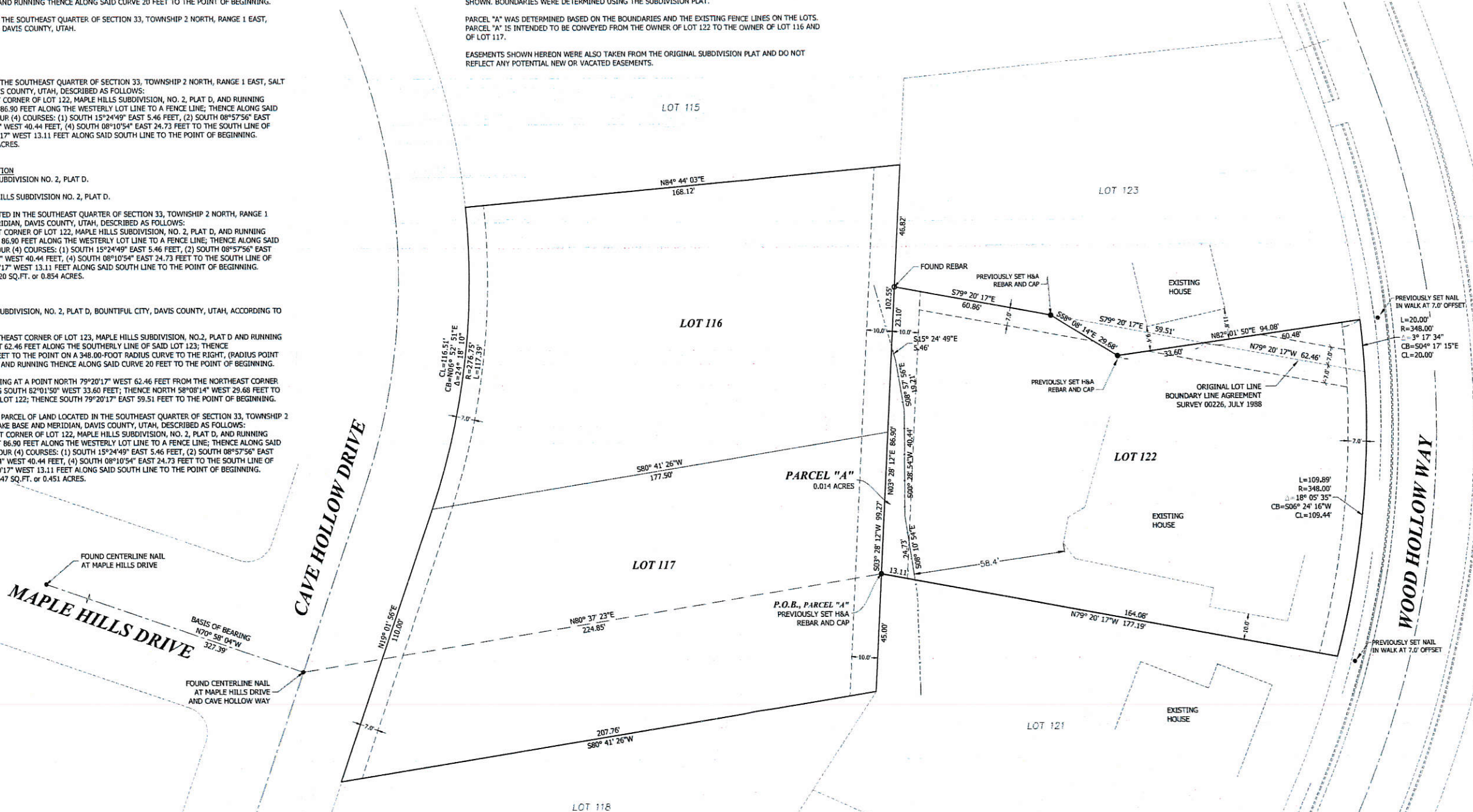
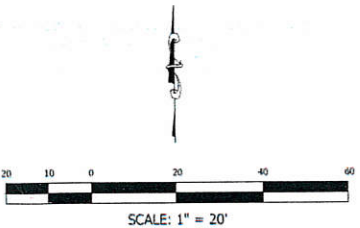
I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE LAWS OF THE STATE OF UTAH, DO CERTIFY THAT I HAVE SURVEYED THE PARCEL OF GROUND SHOWN HEREON ACCORDING TO UTAH STATE CODE 17-23-17.

NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO MARK IDENTIFY A PARCEL TO BE CONVEYED TO THE ADJOINING LAND OWNER. THE BASIS OF BEARING WAS DETERMINED USING THE MONUMENTS IN MAPLE HILLS DRIVE, AS SHOWN. BOUNDARIES WERE DETERMINED USING THE SUBDIVISION PLAT.

PARCEL "A" WAS DETERMINED BASED ON THE BOUNDARIES AND THE EXISTING FENCE LINES ON THE LOTS. PARCEL "A" IS INTENDED TO BE CONVEYED FROM THE OWNER OF LOT 122 TO THE OWNER OF LOT 116 AND OF LOT 117.

EASEMENTS SHOWN HEREON WERE ALSO TAKEN FROM THE ORIGINAL SUBDIVISION PLAT AND DO NOT REFLECT ANY POTENTIAL NEW OR VACATED EASEMENTS.



181 North 300 West, Suite #4
Bountiful, Utah 84010
Phone 801-298-2236
Fax 801-298-5983



SURVEY REQUESTED BY
KELLY & BARBARA MAUDSLEY

LOT 116, LOT 117, AND LOT 122, MAPLE HILLS SUBDIVISION NO. 2, PLAT D
LOCATED IN THE SE QUARTER OF SECTION 33, T2N, R1E, S188M
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DRAWN	SHH	DATE	08/12/2008
APPROVED	VNH	DATE	08/12/2008
REVIEWED	JRC	DATE	03/31/2016
	JRC	DATE	04/13/2016
SHEET	1		
OF	1		
SHEET NAME	BOUNDARY		
DRAWING NAME	07-381 BOUNDARY		
	MARCH 2016		
PROJECT NO.	07-381		



MAYOR
RANDY LEWIS

CITY COUNCIL
RICHARD HIGGINSON
BETH HOLBROOK
JOHN M. (MARC) KNIGHT
KENDALYN HARRIS
JOHN PITT

CITY MANAGER
GARY R. HILL

Memo

Date: April 11, 2016
To: Administrative Committee
From: Andy Hulka, Assistant Planner
Re: Staff Report for the Administrative Committee Meeting on Monday, April 18, 2016

Overview

4. **PUBLIC HEARING** - Consider approval of a Conditional Use Permit to allow for a Home Occupation Contractor Business at 2179 Claremont Dr, Mas Nakaya, applicant.

Item #4

Background

The property where the Home Occupation Contractor Business is proposed is located in the R-3 Single Family Zone. Home Occupation Contractor Businesses in this zone are classified in the City Ordinance as requiring a Conditional Use Permit.

Findings

The application submitted indicates that the property will be used for a home occupation contractor business. One room inside the house will be used as an office. The proposed office is approximately 300 square feet, which is less than 50% of the primary dwelling. There will be no employees working on site. The applicant has indicated that no work will be performed on site, no product will be sold from the property, no equipment will be stored on site, and no customers will visit the site. There will be no signage on the property associated with the business. The use appears to be incidental and secondary to the use of the dwelling and shall not change the appearance, character, or condition of the property.

Staff Recommendation

Based on the findings, staff has determined that the applicant would comply with all requirements for the conditional use permit. Staff recommends approval of the Conditional Use Permit with the following conditions:

1. The applicant shall maintain an active Bountiful City business license.
2. The Home Occupation will not create nuisances discernible beyond the premises (e.g. noise, dust, fumes, glare, traffic, etc.).

3. The use will comply with all applicable fire, building, plumbing, electrical, and life safety and health codes in the State of Utah, Davis County, and Bountiful City.
4. The Conditional Use Permit is solely for this site and is non-transferable.

Bountiful Land Use Ordinance

14-17-105 HOME OCCUPATION REQUIREMENTS

A proposed home occupation use shall meet the following criteria to qualify for a Home Occupation Business License:

- A. The use shall be clearly incidental and secondary to the use of the dwelling and shall not change the appearance, character, or condition thereof. There shall be no displays, advertisements, stock in trade, or signs related to the business except for: one (1) flat wall sign placed on the dwelling that shall not exceed four (4) square feet in size, and any sign required by State Law and/or which meet the provisions of this Title.
- B. The use shall be conducted entirely within a dwelling, except for work performed offsite. Only members of the family related by blood, marriage, or adoption, and who reside in the dwelling, may work onsite. The only exception is that one (1) additional person may be employed as a secretary, apprentice, or assistant where there are no more than five (5) family members actively engaged in the home occupation. Employees who are not family members and/or who do not reside at the dwelling shall not meet, park, or otherwise congregate at the home or in the general vicinity. Additional outside employees are not allowed if there is more than one home occupation at the property.
- C. The use shall not involve more than 50% of the entire dwelling.
- D. The use shall not involve the area of required, covered, off-street parking.
- E. No product or commodity shall be stored onsite, and no customer may physically visit the site of a home occupation to take delivery of a product or commodity. Commodities may be produced on the premises and sold offsite.
- F. The use shall not create noise, dust, odors, noxious fumes, glare, or other nuisances, including interruption of radio and/or television reception, which are discernible beyond the premises.
- G. The use shall not involve using or storing flammable material, explosives, or other dangerous materials, including gun powder.
- H. The use shall not involve mechanical or electrical apparatus, equipment, or tools not commonly associated with a residential use or as are customary to home crafts.
- I. The use shall not generate traffic in greater volumes than would normally be expected in a residential neighborhood nor involve the use of commercial vehicles other than standard delivery vehicles for delivery of materials to or from the premises.
- J. The use shall not involve the parking of equipment or motor vehicles having a gross weight of twelve thousand (12,000) pounds or more directly at the residence.
- K. The use shall be in compliance with all applicable fire, building, plumbing, electrical and life safety and health codes of the State of Utah, Davis County, and the City of Bountiful.
- L. The residence and property may be inspected from time to time to determine continued compliance with the provisions of this Ordinance and other applicable codes.

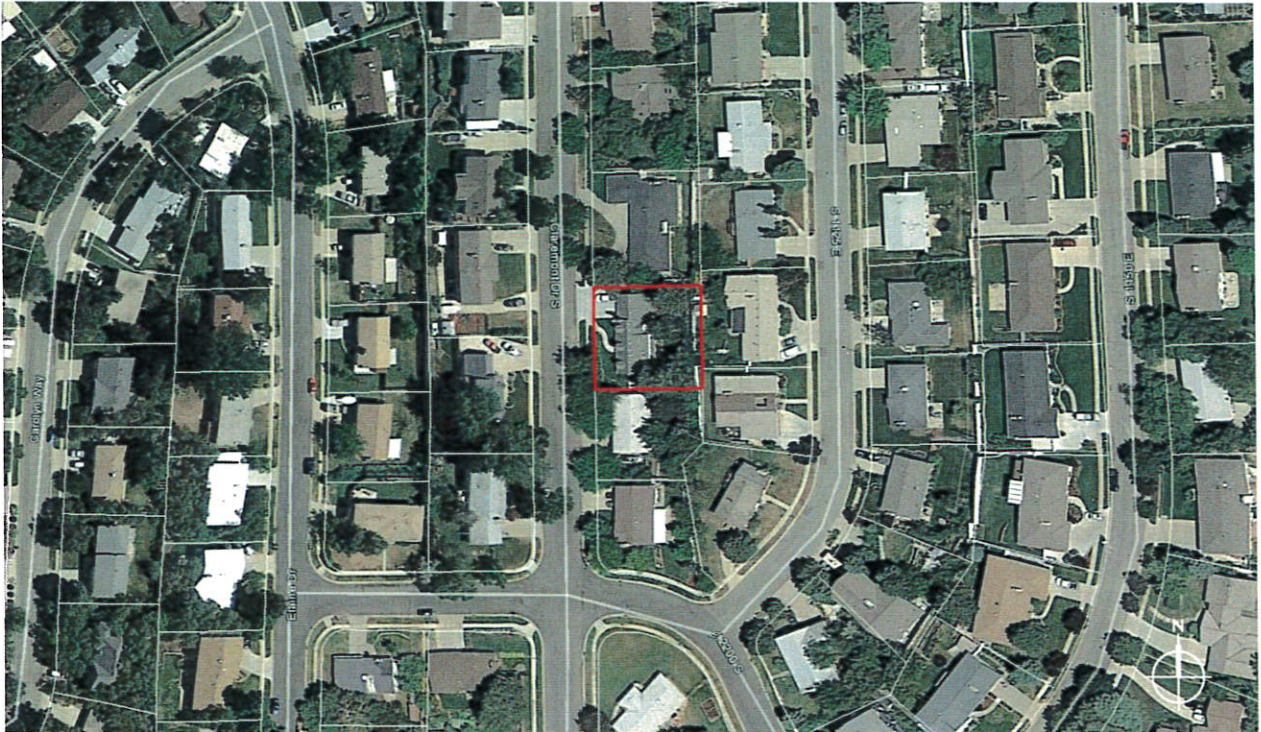
14-17-108 HOME OCCUPATION CONDITIONAL USES

Home occupations in the following areas of work are conditional uses, and licenses may be issued for them only if a conditional use permit is granted following notice and a public hearing:

- A. Lawn care and/or landscaping,
- B. Construction and/or contracting,
- C. Snow removal,
- D. Residential day care or group instruction facilities with more than eight (8) people,
- E. A home occupation office use may be allowed in a detached accessory structure in accordance with the following:

1. The total office area, including a restroom and any storage space, shall not exceed three hundred (300) square feet.
2. The office shall not be located in an area of required, covered, off-street parking.
3. No part of the office space shall be utilized if the required, covered, off-street parking is being utilized for a purpose other than parking.
4. The only retail activity allowed is that transacted electronically or by mail. Any retail activity involving the physical delivery of goods or persons to the property is expressly prohibited.
5. A home occupation office in a detached accessory structure shall be deemed unlawful and shall not be occupied unless the owner has recorded a deed restriction on the property stating that the use of the property is for a single family dwelling, and that the office space shall only be used in accordance with the provisions of the Bountiful City Land Use Ordinance as it may be amended from time to time.

2179 Claremont Dr





For Office Use Only

Date Rec'd 3/31/16

Application \$ 50

Zone _____

CONDITIONAL USE PERMIT APPLICATION

Date of Submittal: 3/31/16

Property Address: 2179 CLAREMONT DR.

Applicant Name: MASARU NAKAYA

Applicant Address: 2179 CLAREMONT DR.

Applicant Phone #: 801 755 4651

Applicant E-Mail: masnakaya@gmail.com

Authorization (Owner Signature): Masaru Nakaya

(If applicant is not owner, applicant must submit notarized authorization from all property owners)

Project Name and Description: _____

Committee

☒

Administrative Committee \$50.00 (application fee)

☐

Planning Commission \$250.00 (application fee)

- The Site Plan Review Committee will review complete applications prior to review by the Planning Commission.

Plans need to include:

- ☐ Bountiful City will prepare labels and mail out the notice to all property owners within three hundred feet (300') of the subject property boundaries based on the most recent Davis County Tax Assessment records.

**The fee for the preparation and mailing of notices has been added to the application fee. Do not get labels from Davis County Records office, if you do, you will still be charged the entire fee on page 1.

**Items heard by the Administrative Committee do not require mailing labels.*

- ☐ Plans needed for a site plan review , two (2) full sized, and one (1) 11x17 copy and one (1) .PDF file, of the proposed site plan drawn at 1:10 scale or as required by the City Engineer and City Planner. A site plan shall include:
- A north arrow, the scale of the drawing, and the date of the drawing.
 - Street names and addresses.
 - Property lines with dimensions.
 - All sidewalks, driveways, curbs and gutter, and parking areas.
 - All existing easements, rights-of-way, and any other restrictions on the use of the property.
 - Existing buildings, proposed buildings, and other significant features on the site.
 - Existing buildings and significant features located on adjacent properties within 50 feet (50') of the subject property boundaries
 - When required by the City Planner or City Engineer, and for all new construction, a survey including both existing and proposed contours of the land at intervals of two feet (2') or better.

- ☐ Typed responses to the following questions:

 - How does your proposed project fit in with surrounding properties and uses?
 - In what ways does the project not fit in with surrounding properties and uses?
 - What will you do to mitigate the potential conflicts with surrounding properties and uses?

WE ARE NOT CHANGING ANYTHING OR ADDING ANYTHING — ONLY DOING OFFICE WORK.

The application must be signed and notarized by each property owner or authorized agent(s).

Property Owners Affidavit

I (we) MASARU NAKAYA, being first duly sworn, depose and say that I (we) am (are) the current owner(s) of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my (our) personal knowledge.

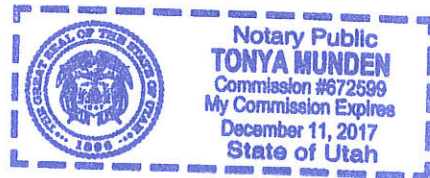
Masaru Nakaya
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah)
 §
County of Davis)

Subscribed and sworn to before me this 31st day of March, 2016.

Notary Public: Tonya Munden



Agent Authorization

I (we), _____, the owner(s) of the real property located at _____, in Bountiful City, Utah, do hereby appoint _____, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize the aforementioned agent to appear on my (our) behalf before any City board or commission considering this application.

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah)
 §
County of Davis)

On the ____ day of _____, 20____, personally appeared before me _____ the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.

Notary Public: _____



Google earth

feet
meters



NO TRAILERS OR EQUIP. STORED OR PARKED HERE.



MAYOR
RANDY LEWIS

CITY COUNCIL
RICHARD HIGGINSON
BETH HOLBROOK
JOHN M. (MARC) KNIGHT
KENDALYN HARRIS
JOHN PITT

CITY MANAGER
GARY R. HILL

Memo

Date: April 11, 2016
To: Administrative Committee
From: Andy Hulka, Assistant Planner
Re: Staff Report for the Administrative Committee Meeting on Monday, April 18, 2016

Overview

5. **PUBLIC HEARING** - Consider approval of a Conditional Use Permit to allow for a Title Loan Business for Affordable Title Loans at 21 West 500 South, Stevan Vasic, applicant.

Item #5

Background

The property where the Title Loan Business is proposed is located in the C-G General Commercial Zone. Title Loan Businesses in this zone are classified in the City Ordinance as requiring a Conditional Use Permit. Section 14-2-111 authorizes the Administrative Committee as the review authority for conditional use permits that do not include the construction of new buildings.

Findings

The application submitted indicates that the property will be used for a title loan business. The applicant is a "paper" loan company, which means they only accept paper documents as collateral (e.g. car title), and operate similarly to a bank. The use appears to fit in with the characteristics of the zone and the surrounding properties.

Section 14-18-105(B) requires parking areas to striped, marked, and maintained according to approved plans. The property's current parking area has fallen into a state of disrepair, with faded striping and numerous cracks and potholes that prevent the space from functioning as a safe parking area. In order for the parking area to provide orderly and safe circulation, new paving and striping must be installed.

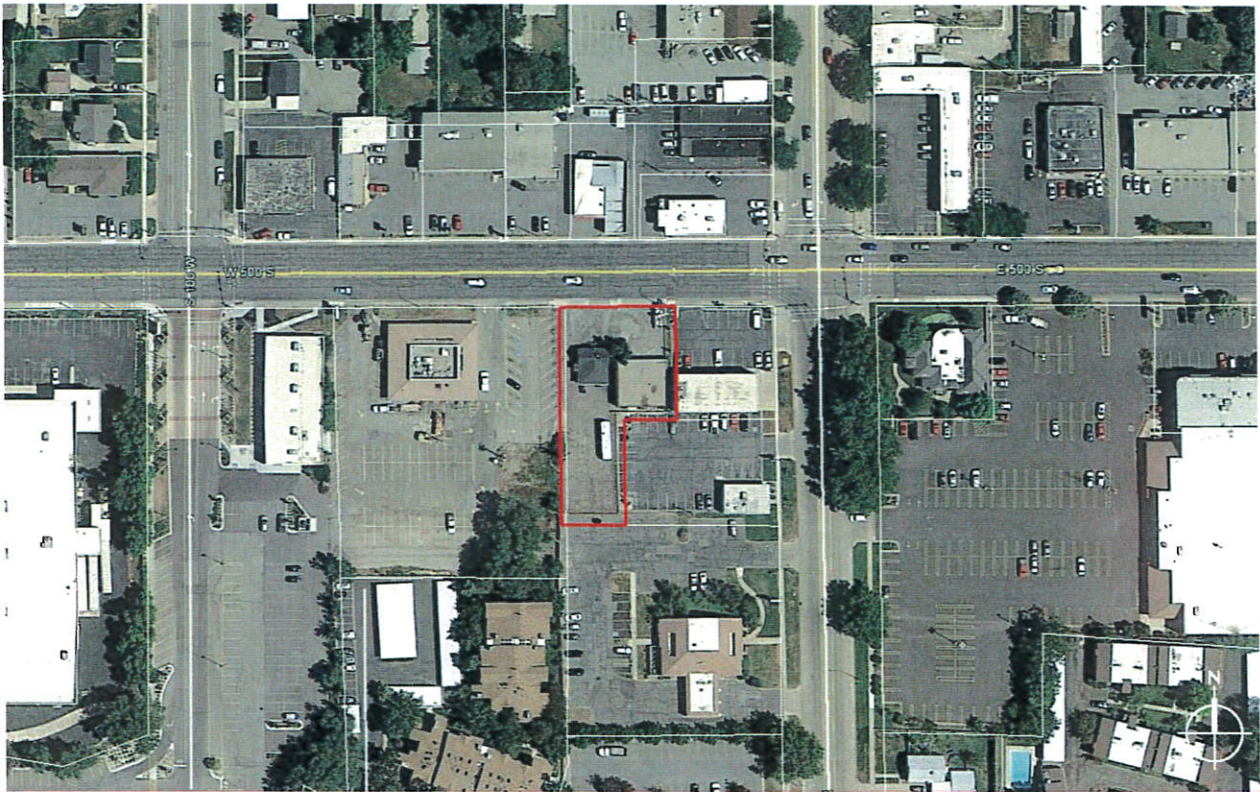
The site does not currently meet the 15% minimum landscaping requirement. Because this is an existing nonconforming condition and the proposed plan does not expand or enlarge the degree of nonconformity, additional landscaping will not be required at this time. If there are plans for expansion or new development on this parcel in the future, then the property will need to meet the minimum landscaping requirements.

Staff Recommendation

Based on the findings, staff has determined that the applicant would comply with all requirements for the conditional use permit. Staff recommends approval of the Conditional Use Permit with the following conditions:

1. The applicant shall maintain an active Bountiful City business license.
2. The applicant shall pave and stripe the parking area as indicated on the submitted site plan prior to occupancy and/or approval of Business License.
3. The use will comply with all applicable fire, building, plumbing, electrical, and life safety and health codes in the State of Utah, Davis County, and Bountiful City.
4. The Conditional Use Permit is solely for this site and is non-transferable.

21 W 500 S





For Office Use Only

Date Rec'd 2014

Application \$ 50⁰⁰

Zone C-G

CONDITIONAL USE PERMIT APPLICATION

Date of Submittal: 3/28/2016

Property Address: (21) 21 W. 500 S.

Applicant Name: Stevan Vasic

Applicant Address: (21) 21 W. 500 S.

Applicant Phone #: 801-972-2715

Applicant E-Mail: erika.affordableloans@gmail.com

*claudia donoso. affordable loans
gmail.com*

Clandia: cell # 801-541-0610

Authorization (Owner Signature): 

(If applicant is not owner, applicant must submit notarized authorization from all property owners)

Project Name and Description: - Switching locations - C-G
Title Loans

Committee



Administrative Committee \$50.00 (application fee)



Planning Commission \$250.00 (application fee)

- The Site Plan Review Committee will review complete applications prior to review by the Planning Commission.

The application must be signed and notarized by each property owner or authorized agent(s).

Property Owners Affidavit

I (we) Clark Keith Taylor, being first duly sworn, depose and say that I (we) am (are) the current owner(s) of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct ^{to the best of my} based upon my (our) personal knowledge. The undersigned signs in his capacity of Manager of Triple Creek, LLC, the owner of the property.

Clark K. Taylor
Owner's Signature

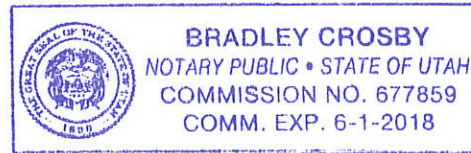
N/A
Owner's Signature (co-owner if any)

State of Utah)

County of Davis)

Subscribed and sworn to before me this 11th day of ~~MARCH~~ APRIL, 2016.

Notary Public: Bradley Crosby



Agent Authorization

I (we), _____, the owner(s) of the real property located at _____, in Bountiful City, Utah, do hereby appoint _____, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize the aforementioned agent to appear on my (our) behalf before any City board or commission considering this application.

Owner's Signature

Owner's Signature (co-owner if any)

State of Utah)

County of Davis)

On the _____ day of _____, 20____, personally appeared before me _____ the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

Notary Public: _____

Typed Responses to Questions :

~ Affordable Title will fit well with the surrounding properties. We provide competitive vehicle loans to those that need it. We believe we will be a good fit for the commercial property area.

~ We believe that Affordable Title loans will fit well with the commercial property area and find that there are no ways in which we do not fit in to the commercial property surrounding.

~ We believe that no conflicts will arise from Affordable Title Loans being in the area and mitigation will not be necessary.

DRAFT

NOTE: All parking stalls are a minimum of 9' x 18'



LYMAN ENGINEERS LLC JACK LYMAN P.E. 122 FOUNTAIN BLVD SALT LAKE CITY, UT 84119 (801) 455-3701	URS
CLIENT: CLARK TAYLOR DESIGN BY: JACLYN LYMAN LEAD SURVEYOR:	DATE: APR 4, 2016 JOB NO: 530



MAYOR
RANDY LEWIS

CITY COUNCIL
RICHARD HIGGINSON
BETH HOLBROOK
JOHN M. (MARC) KNIGHT
KENDALYN HARRIS
JOHN PITT

CITY MANAGER
GARY R. HILL

Memo

Date: April 11, 2016
To: Administrative Committee
From: Andy Hulka, Assistant Planner
Re: Staff Report for the Administrative Committee Meeting on Monday, April 18, 2016

Overview

6. **PUBLIC HEARING** - Consider approval of a Conditional Use Permit to allow for Solar Panels at 453 North 1250 East, Craig Noakes, applicant.

Item #6

Background

The property where the solar panels are to be installed is located in the R-3 Single Family Zone. Solar power panels are classified in the city ordinance as “private power plants” and require a conditional use permit if they are over 10 watts. The applicant has indicated that the photovoltaic system to be installed will produce 4.5 kilowatts (4,500 watts), requiring a conditional use permit.

Findings

The application submitted indicates the proposed installation of 1 photovoltaic array with 18 panels. The array will occupy approximately 317 square feet, which is smaller than the 50% maximum roof coverage. The south-facing array will include 2 rows of panels, with 9 panels on the each row. The panels will be connected to the roof using an Iron Ridge racking system. The roof is of truss construction, has a slope of 6:12, and has asphalt shingles that are in fair condition. A review of information provided in the application indicates that all engineering requirements for the construction of solar panels in Bountiful City will be met. A reflection analysis of the roof pitch indicates that photovoltaic panels should not produce a reflection nuisance to surrounding properties.

Staff Recommendation

Based on the findings, staff has determined that the applicant would comply with all requirements for the conditional use permit. Staff recommends approval of the conditional use permit with the following conditions:

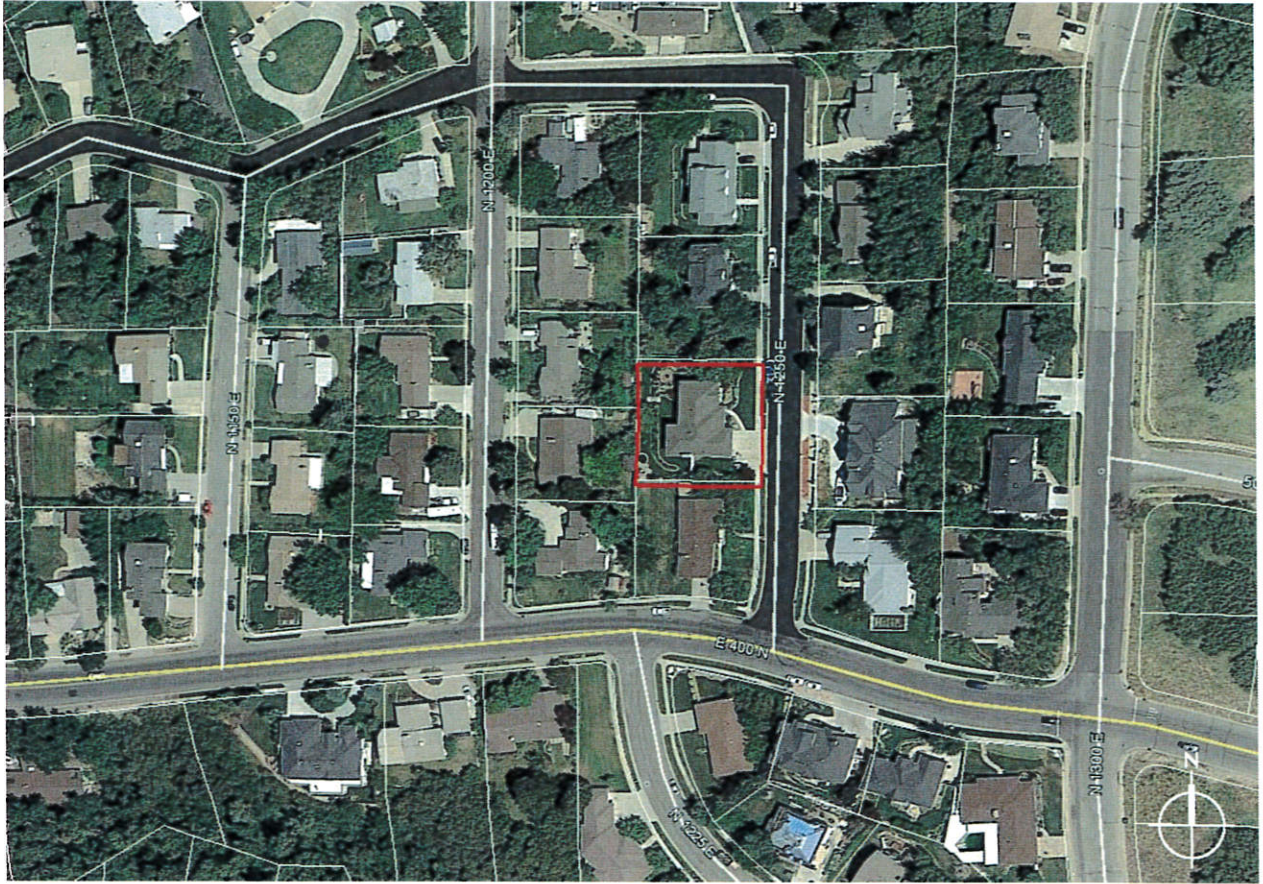
1. The applicant shall obtain a building permit.
2. The panels must be installed only as proposed in the application.
3. This conditional use permit is solely for this site and is non-transferable.

Bountiful Land Use Ordinance

14-14-126 PRIVATE POWER PLANTS

- A. A "Private Power Plant" is any device or combination of devices not owned and operated by a regulated utility company, which convert mechanical or chemical energy into electricity. A private power plant with a peak power generation capacity of 10 Watts/12v/500mAmp (or equivalent) is exempt from the provisions of this Section. A private power plant, including a windmill or wind turbine, shall not be permitted within Bountiful City limits, with the following exceptions:
1. A back-up power generator running on unleaded gasoline, diesel, natural gas, propane, or hydrogen fuel cell, rated for a single structure or building lot, located in accordance with the requirements of the zone in which it is located.
 2. A photovoltaic cell array or other passive solar energy system located in accordance with the requirements for occupied structures for the zone in which it is located.
- B. With the exception of a back-up power generator, no private power plant may be installed or used on any property unless a conditional use permit has been issued for the specific power generation device.
- C. A private power plant is not exempt from the height requirements of the Zone in which it is located, and shall be considered an occupied structure for the purposes of calculating height.
- D. Solar energy design standards and requirements
1. Solar energy panels or collectors that are mounted to the roof shall:
 - a. Not extend beyond the roofline.
 - b. Not reflect sunlight onto neighboring windows or rights-of-way.
 - c. Not exceed fifty (50) percent of the total roof area.
 - d. Shall be maintained in good condition.
 2. Prior to installation, use, and connection to the grid, the following shall be done:
 - a. A Conditional Use Permit shall be issued
 - b. A Building Permit shall be issued
 - c. The Power Department shall approve the application for net metering
 - d. The Power Department shall approve the physical installation

453 N 1250 E





BOUNTIFUL

City of Beautiful Homes and Gardens

APPLICATION FOR CONDITIONAL USE PERMIT

Date of Submittal: _____

Property Address: _____

Applicant Name: _____

Applicant Address: _____

Applicant Phone #: _____

-----*Cknoakes@gmail.com*-----

1. Items that shall be included with any application for variance:

- a. A completed Bountiful City Application for Conditional Use Permit cover sheet (this document).
- b. Payment of Filing Fee (\$100 P.C. / \$50 A.C.)
- c. If the conditional use permit is to be approved by the Planning Commission, a mailing list of all property owners within three hundred feet (300') of the subject property boundaries based on the most recent Davis County Tax Assessment records, submitted on self-adhesive mailing labels. Items heard by the Administrative Committee do not require mailing labels.
- d. If the conditional use permit requires site plan review, two (2) full sized, and one (1) 11x17 copy or one (1) .PDF file, of the proposed site plan drawn at 1:10 scale or as required by the City Engineer and City Planner. A site plan shall include:
 - i. A north arrow, the scale of the drawing, and the date of the drawing.
 - ii. Street names and addresses.
 - iii. Property lines with dimensions.
 - iv. All sidewalks, driveways, curbs and gutter, and parking areas.
 - v. All existing easements, rights-of-way, and any other restrictions on the use of the property.
 - vi. Existing buildings, proposed buildings, and other significant features on the site.
 - vii. Existing buildings and significant features located on adjacent properties within 50 feet (50') of the subject property boundaries
 - viii. When required by the City Planner or City Engineer, and for all new construction, a survey including both existing and proposed contours of the land at intervals of two feet (2') or better.

e. Typed responses to the following questions:

- i. How does your proposed project fit in with surrounding properties and uses?
- ii. In what ways does the project not fit in with surrounding properties and uses?
- iii. What will you do to mitigate the potential conflicts with surrounding properties and uses?

2. Property Owner Authorization and Affidavit

The undersigned, being duly sworn, depose that I am (we are) the owner(s) or authorized agent(s) of the owner(s) of the property involved in this application and that the statements contained herein or by attachment, are to the best of my (our) knowledge true and correct.



Owner/Agent

Owner/Agent

Responses to questions

I. How does your proposed project fit in with surrounding properties and uses?

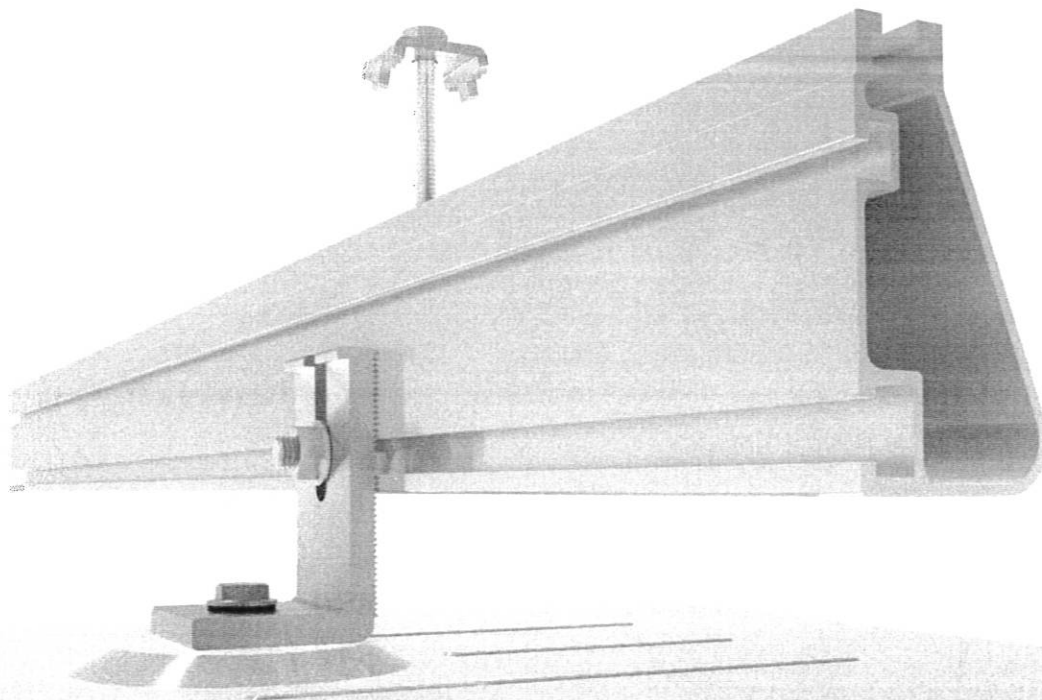
- This project is no different than several solar projects within 5-6 blocks from this address.
- The panels match the same pitch and almost the same color of the roof making it blend in.
- There is only one house between our home and 400 North (the direction the panels would be facing) That house is situated lower in elevation than ours. There is also a large cluster of trees between us that prevents that our neighbor from even being able to see our house let alone the proposed solar array on our roof.

II. In what ways does the project not fit in with surrounding properties and uses?

- This will be the only house on the street with solar panels on the roof.

III. What will you do to mitigate the potential conflicts with surrounding properties and uses?

- Its hard to understand exactly what problems might arise, but everyone on this entire block is considered a very close friend and I will always do what is needed to resolve conflict with people I love and respect.



Built for solar's toughest roofs.

IronRidge builds the strongest roof mounting system in solar. Every component has been tested to the limit and proven in extreme environments.

Our rigorous approach has led to unique structural features, such as curved rails and reinforced flashings, and is also why our products are fully certified, code compliant and backed by a 20-year warranty.



Strength Tested

All components evaluated for superior structural performance.



PE Certified

Pre-stamped engineering letters available in most states.



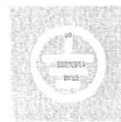
Class A Fire Rating

Certified to maintain the fire resistance rating of the existing roof.



Design Software

Online tool generates a complete bill of materials in minutes.



Integrated Grounding

UL 2703 system eliminates separate module grounding components.



20 Year Warranty

Twice the protection offered by competitors.



BOUNTIFUL

City of Beautiful Homes and Gardens

MAYOR
Randy Lewis
CITY COUNCIL
Richard Higginson
Beth Holbrook
John M. Knight
R. Fred Moss
Thomas B. Tolman
CITY MANAGER
Gary Hill

SOLAR PANEL QUESTIONS

Total Number of Panels	18
Array Dimensions	28.87 ft wide X 11 ft high 4.5 kW
Mounting Location	Roof
Roof/Wall/Other	Roof
Roof Pitch (Rise/Run e.g. "5/12")	6/12
Roofing Material Asphalt Shingle/Tile/Steel/Other	Asphalt shingle
Roof Construction Rafters/Truss	Truss
Engineering Analysis	
Connection to Roof	Iron Ridge racking system
Analysis of Existing Roof Structure with added Solar Equipment	(vector) Total weight to add less than 3.5 lbs per square foot.
Adequate Uplift Resistance (120 mph Exp B)	(vector) yes 120 MPH compliant as per vector engineering



UTAH OFFICES
Sandy
Layton
St. George

Project Number: U1994-001-161

March 23, 2016

Craig Noakes
453 N. 1250 E.
Bountiful, Utah 84070

ATTENTION: Craig Noakes

REFERENCE: **Craig Noakes Residence: 453 North 1250 East, Bountiful, UT 84070**

Dear Mr. Noakes:

Per your request, we have reviewed the information relating to the installation of solar panels at the above-referenced site.

Based upon our review, it is our conclusion that the installation of solar panels on this existing roof will not adversely affect the structure of this house. The design of supporting members and connections is by the manufacturer and/or installer. The adopted building code in this jurisdiction is the 2012 International Building Code based on loads from ASCE 7-10. Appropriate design parameters which must be used in the design of supporting members and connections are listed below:

- Ground snow load: 48 psf per Utah amendments to the IBC (verify with local building department)
- Design wind speed for risk category II structures: 155 mph (3-sec gust)
- Wind exposure: Category C

If using documents referencing ASCE 7-05, the design wind speed may be converted to an ASCE 7-05 equivalent of 120 mph, Exposure C.

Our conclusion regarding the adequacy of the existing roof is based on the fact that the additional weight related to the solar panels is less than 3.5 pounds per square foot. In the area of the solar panels, no 20 psf live loads will be present. Regarding snow loads, it is our conclusion that since the panels are slippery and dark, effective snow loads will likely be reduced in the areas of the panels. Regarding wind loads, we conclude that any additional forces will be negligible due to the low profile of the flush-mounted panel system. Regarding seismic loads, we conclude that any additional forces will be small. With an assumed roof dead load of 15.2 psf, solar panel dead load of 3 psf, and affected roof area of 40% (maximum), the additional dead load (and consequential seismic load) will be 7.9%. This calculation conservatively neglects the weight of wall dead load. Because the increase is less than 10%, this alteration meets the requirements of the exception in Section 807.5 of the 2012 International Existing Building Code. Thus the existing structure is permitted to remain unaltered.

During design and installation, particular attention must be paid to the maximum allowable spacing of attachments and the location of solar panels relative to roof edges. The use of solar panel support span tables provided by the manufacturer is allowed only where the building type, site conditions, and solar panel configuration match the description of the span tables. Attachments to existing roof truss top chords or rafters must be staggered so as not to over load any existing structural member. Waterproofing around the roof penetrations is the responsibility of others. Electrical engineering is beyond our scope. All work performed must be in accordance with accepted industry-wide methods and applicable safety standards. Vector Structural Engineering assumes no responsibility for improper installation of the solar panels.

Please note that we have reviewed information regarding the existing roof framing, but a representative of Vector Structural Engineering has not physically observed the roof framing of this home. Our conclusions are based upon the information provided and the assumption that all structural roof components and other supporting elements are in good condition and are sized and spaced such that they can resist standard roof loads.

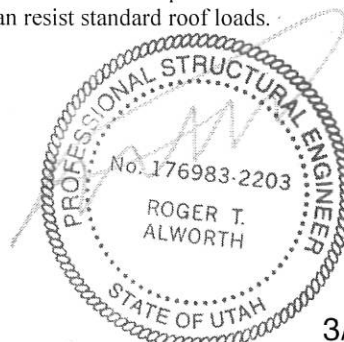
Very truly yours,

VECTOR STRUCTURAL ENGINEERING, LLC

Roger T. Alworth, S.E.
Principal

Enclosures

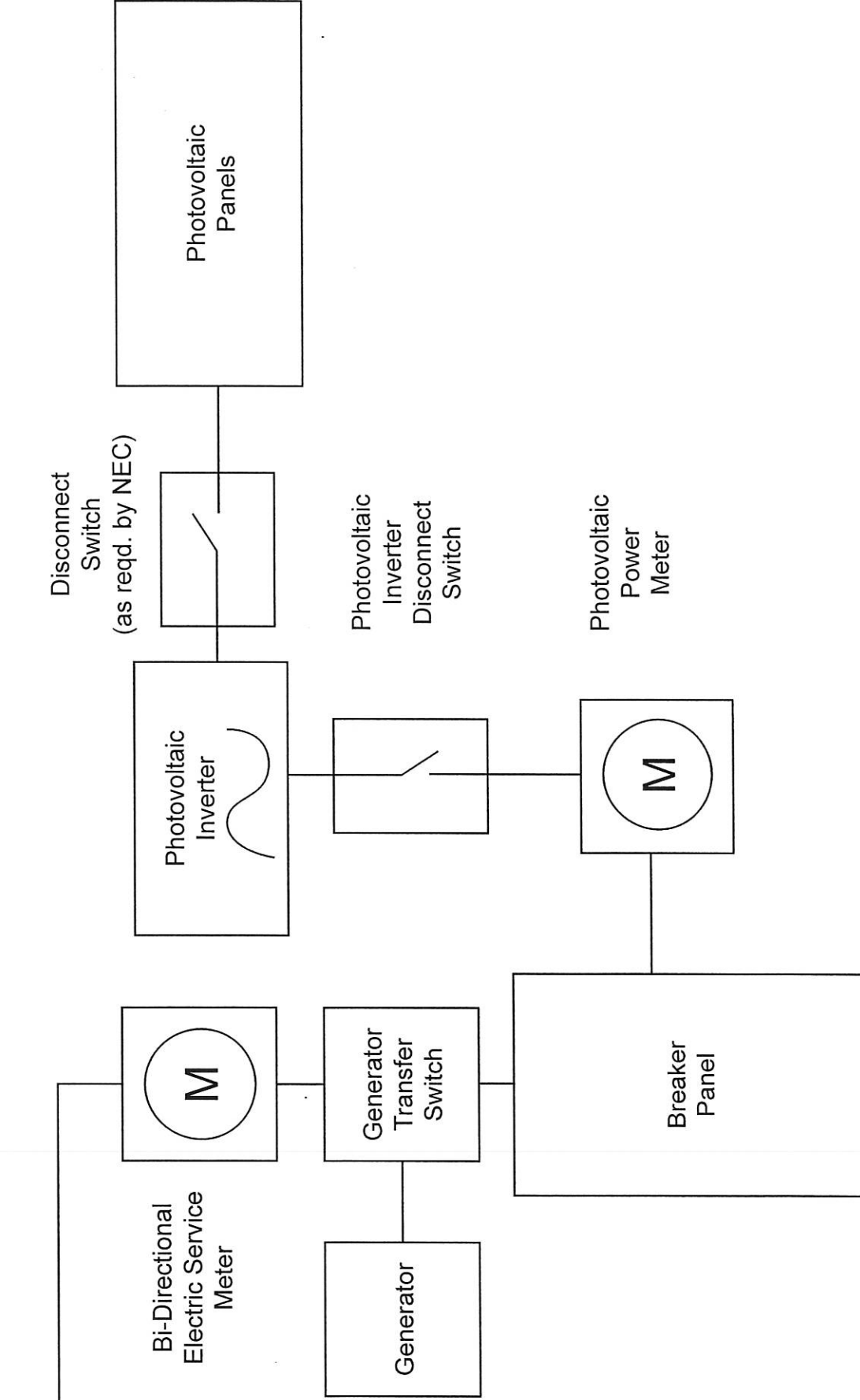
RTA/lcs

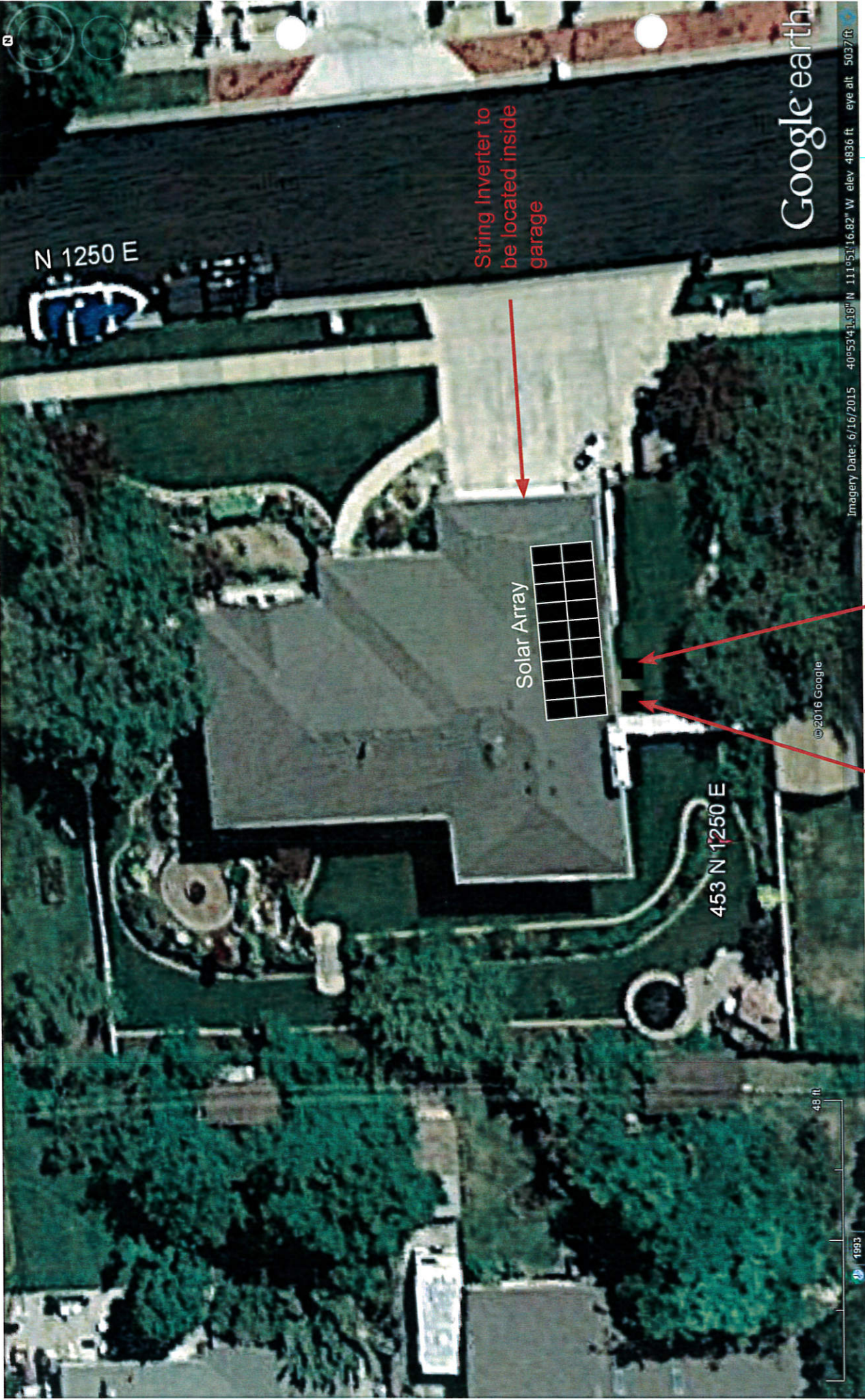


3/23/2016

Noakes Residence Electrical Diagram

Building Electrical
Service Entrance





N 1250 E

String Inverter to be located inside garage

Solar Array

Existing Panel and Main Disconnect

Production Meter and Disconnect Location

453 N 1250 E

48 ft

1993



MAYOR
RANDY LEWIS

CITY COUNCIL
RICHARD HIGGINSON
BETH HOLBROOK
JOHN M. (MARC) KNIGHT
KENDALYN HARRIS
JOHN PITT

CITY MANAGER
GARY R. HILL

Bountiful City, Utah Conditional Use Permit

A public hearing was held on April 11, 2016, at Bountiful City Hall to consider the request of Ralph Pond for a Conditional Use Permit allowing for a Private Power Plant (Solar Panels) at the following location:

1214 East 1725 South, Bountiful City, Davis County, Utah

ALL OF LOT 2, CANYON OAKS SUBDIVISION. CONT. 0.28 ACRES

Parcel: 04-123-0002

The Bountiful City Administrative Committee heard the matter and considered the statements of the applicant, the City staff, and the public. As a result, the Administrative Committee makes the following findings:

1. This matter is properly heard before the Administrative Committee.
2. Appropriate public notice has been provided and a public hearing held.
3. The proposed request to operate a Private Power Plant (Solar Panels) meets the letter and the intent of the specific requirements in §14-2 and 14-14 et seq (Conditional Use Permit provisions) of the Bountiful City Land Use Ordinance.

The Bountiful City Administrative Committee hereby grants this Conditional Use Permit for a Private Power Plant (Solar Panels) to be located at 1214 East 1725 South, in Bountiful, Davis County, Utah, with the following conditions:

1. The applicant shall obtain a building permit.
2. The panels must be installed only as proposed in the application.
3. This conditional use permit is solely for this site and is non-transferable.

The Conditional Use Permit was approved on April 11, 2016, and this written form was approved this 18th day of April, 2016.

Chad Wilkinson
Planning Director

ATTEST: Julie Holmgren
Recording Secretary